153.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,800 / 935,800
					USE VALUE:	935,800 / 935,800
					ASSESSED:	935,800 / 935,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALL CHRISTOPHER E	
Owner 2:	HALL JULIE E	
Owner 3:		
Street 1:	189 JASON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	ZOLTAN EDITH W -
Owner 2:	-
Street 1:	76 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476-7636

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,008 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1882 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6008.000	455,100	500	480,200	935,800
Total Card	0.138	455,100	500	480,200	935,800
Total Parcel	0.138	455,100	500	480,200	935,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.24 | /Parcel: 497.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101605

GIS Ref

GIS Ref

Insp Date 04/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	455,100	500	6,008.	480,200	935,800	935,800	Year End Roll	12/18/2019
2019	101	FV	336,400	500	6,008.	450,200	787,100	787,100	Year End Roll	1/3/2019
2018	101	FV	335,700	0	6,008.	372,100	707,800	707,800	Year End Roll	12/20/2017
2017	101	FV	335,700	0	6,008.	342,100	677,800	677,800	Year End Roll	1/3/2017
2016	101	FV	335,700	0	6,008.	312,100	647,800	647,800	Year End	1/4/2016
2015	101	FV	328,000	0	6,008.	306,100	634,100	634,100	Year End Roll	12/11/2014
2014	101	FV	328,000	0	6,008.	284,500	612,500	612,500	Year End Roll	12/16/2013
2013	101	FV	328,000	0	6,008.	270,700	598,700	598,700		12/13/2012

!12001!

PRINT

Date	Time
12/11/20	02:07:24

LAST REV

Date	Time
02/04/20	09:18:31
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12001

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZOLTAN EDITH W	1212-42		10/4/1999		321,000	No	No		
	977-144		11/1/1983		117,000	No	No		Y

USER DEFINED

Prior Id # 1:	101605
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2019	133	Redo Bat	10,000	C				
12/31/2008	1518	Manual	20,000	C				reloc laundry add
6/6/2006	438	Redo Kit	102,000			G8	GR FY08	ADD TO KIT / MBTHR

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2020	Mail Update	JO	Jenny O
4/19/2018	MEAS&NOTICE	HS	Hanne S
12/1/2008	Meas/Inspect	189	PATRIOT
11/3/2006	Permit Visit	BR	B Rossignol
6/19/2000	MLS		
12/8/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6008		Sq. Ft.	Site		0	80.	1.00	9									480,193						480,200	

Total AC/HA:	0.13792	Total SF/SM:	6008	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	480,193	Spl Credit		Total:	480,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20791709
Const Adj.:	0.98990101
Adj $ / SQ:	149.465
Other Features:	120661
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510187
Depreciation:	55100
Depreciated Total:	455086

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

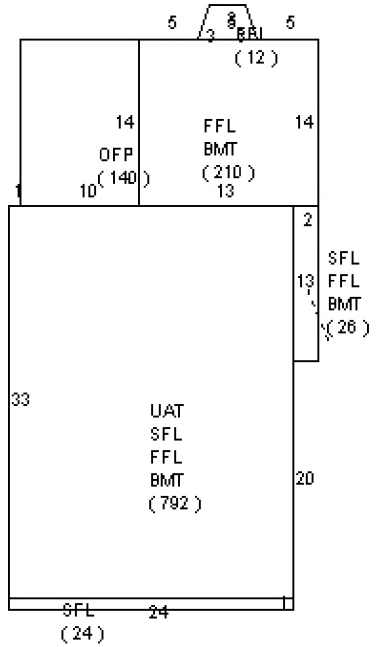
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.41
Special Features:	0	Val/Su Net:	140.12
Final Total:	455100	Val/Su SzAd	241.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	149.460	155,443
BMT	Basement	1,028	44.840	46,095
SFL	Second Floor	842	149.460	125,849
UAT	Upper Attic	198	59.790	11,838
OFP	Open Porch	140	28.000	3,920
	Net Sketched Area:	3,248	Total:	343,145
Size Ad	1882	Gross Are	3842	FinArea 1882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X11	A	AV	2000	5.66	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500